



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
NOVEMBER 2, 2017
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:34 p.m. Commissioner Livingston present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Bonart
Commissioner Benitez
Commissioner Uribe
Commissioner Pickett
Commissioner Livingston

COMMISSIONERS ABSENT:

Commissioner Brannon
Commissioner Muñoz
Commissioner Madrid

AGENDA

Commissioner Pickett read the rules into the record. Alex Hoffman, Deputy Director for Planning & Inspections, read the revisions to the agenda into the record and noted that there are several revised staff reports.

***ACTION:** Motion made by Commissioner Uribe, seconded by Commissioner Bonart, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner Bonart, Benitez, Uribe, Pickett, and Livingston

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Brannon, Muñoz, and Madrid

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

NO ACTION WAS TAKEN.

II. **CONSENT AGENDA**

THERE WERE NO ITEMS UNDER THE CONSENT AGENDA.

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III. **REGULAR AGENDA - DISCUSSION AND ACTION:**

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Combination:

1. **SUSU17-00050:** Crossroads Unit Three – A portion of Tracts 26-C, 27 and 28, J.M. Jett Survey No. 155, City of El Paso, El Paso County, Texas
- Location: South of Mesa & East of Doniphan
- Existing Zoning: C-3 (Commercial)
- Property Owner: JC & GD Investment Co.
- Representative: Carlson Consulting Engineers, Inc.
- District: 8
- Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov
- POSTPONED FROM OCTOBER 19, 2017**

Brenda Cantu, Planner, noted that this item was presented to the commission at the last meeting and was postponed to allow the applicant to submit improvement plans for the hike and bike that was required to be improved. The applicant has submitted improvement plans for the hike and bike. She gave a presentation and noted that the applicant proposes to subdivide .9281 acres into one commercial lot. Primary access to the subdivision is proposed from Doniphan Drive. The existing building will be demolished and a new one will be constructed. This subdivision is being reviewed under the current subdivision. The applicant is requesting to waive 10.9' additional pavement along Doniphan Drive. Additionally, the applicant is dedicating 15' of additional right-of-way to meet their proportionate share and will be improving the hike and bike along Doniphan Drive. Staff recommends approval of Crossroads Unit Three on a major combination basis.

Mike Dedman, representing the applicant, concurred with staff's comments.

ACTION: Motion made by Commissioner Bonart, seconded by Commissioner Uribe, and unanimously carried to **APPROVE SUSU17-00050.**

Motion passed.

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2. **SUSU17-00077:** Darrington Eastlake Commercial Unit Three – Being a Portion of Section No. 21 and a Portion of Section No. 22 Block 79 Township 3, Texas and Pacific Railway Company Survey El Paso County, Texas
- Location: North of Eastlake & West of Darrington
- Existing Zoning: ETJ (Extraterritorial Jurisdiction)
- Property Owner: People of the State of Texas
- Hunt Communities Development CO. II, LLC
- Representative: CEA Group
- District: ETJ
- Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

***ACTION:** Motion made by Commissioner Uribe, seconded by Commissioner Bonart, and unanimously carried to **POSTPONE SUSU17-00077 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 16, 2017.**

Motion passed.

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3. **SUSU17-00080:** Coronado High School Subdivision – Tracts 8A, 9C, and a portion of Tracts 9B and 9D A.F. Miller Survey No. 211 and a portion of Tracts 2L and 2P, A.F. Miller Survey No. 212, City of El Paso, El Paso County, Texas
- Location: North of Mesa Street and East of Champions Place
- Existing Zoning: R-3 (Residential)
- Property Owner: El Paso Independent School District
- Representative: Brock and Bustillos Inc.
- District: 8
- Staff Contact: Jim Henry, (915) 212-1608, henryji@elpasotexas.gov

Jim Henry, Senior Planner, gave a presentation and noted that the El Paso Independent School District (EPISD) proposes to demolish several existing buildings and replace them with new buildings on the Coronado High School campus. Since EPISD proposes to construct additional buildings, the square footage of which will result in more than fifty percent of the total existing square footage, the applicant must formally plat the property. Access to the proposed subdivision is provided via Mesa Street and Champions Place. This case is being reviewed under the current subdivision code. The applicant is proposing to combine several tracts of record into one parcel. The applicant also proposes to dedicate 3' of additional ROW to Champions Place in order to conform to the DSC standards and additional ROW of variable width along a portion of Cloudview Drive (Section C) in order to include the sidewalk within the ROW. The applicant is requesting several waiver requests. Staff recommends approval of Coronado High School Subdivision on a major combination basis subject to the following conditions: *That prior to recordation of this plat, the applicant dedicate the undedicated portion of Cloudview Drive by separate instrument; and (2) That the applicant improve their proportionate share of said portion of Cloudview Drive in accordance with the DSC standard for a residential collector right-of-way through their building permit.*

Joaquin Rodriguez, EPISD, noted that at the last meeting, the commission had asked them to come back with a compromise. They had asked for exceptions to improvements all around the school campus. They are proposing to do full DSC improvements to the entire length of Champions Drive, which will serve as the main entrance to the reconstructed Coronado High School. The majority of the old buildings will be demolished as part of the bond program and in lieu, two or three story structures will be built that fronts Champions Drive. They are trying to come up with a compromise that meets the intent of the subdivision ordinance. They have requested a waiver to the hike and bike improvements along Mesa. He noted that TxDOT is in the middle of a corridor study for the entire Mesa corridor.

1ST MOTION:

ACTION: Motion made by Commissioner Bonart, to **APPROVE WITH THE FOLLOWING MODIFICATION TO THE CONDITIONS: THAT ALONG MESA, DO IMPROVEMENTS AS MUCH AS POSSIBLE AND MOVE THE SIDEWALK FROM THE CURB AND MAKE IT NEXT TO THE RIP RAFT AND THEN PUT A BIG A LANDSCAPE BUFFER.**

Motion died for lack of a second.

2ND MOTION:

ACTION: Motion made by Commissioner Uribe, seconded by Commission Pickett, to **POSTPONE SUSU17-00080 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 16, 2017.**

AYES: Commissioner Bonart, Benitez, and Uribe

NAYS: Commissioner Livingston, and Pickett

ABSTAIN: N/A

ABSENT: Commissioner Brannon, Muñoz, and Madrid

NOT PRESENT FOR THE VOTE: N/A

Motion passed. (3 to 2 vote).

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4. **SUSU17-00081:** Zimmerly Subdivision – Being all of Tracts 6A and 6B, Section 1, Block 81, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: North of Diana and West of Dyer
- Existing Zoning: C-3 (Commercial)
- Property Owner: Acquin Properties, LP
- Representative: CAD Consulting Co.
- District: 4
- Staff Contact: Vanessa Munoz, (915) 212-1644, munozvxx@elpasotexas.gov

Brenda Cantu, Planner, gave a presentation and noted that the applicant proposes to subdivide 2.3956 acres of land for a commercial site. The property is currently in tract form. The existing buildings will be demolished and new construction is proposed. Access to the subdivision is from Dyer Street. This case is being reviewed under the current subdivision code. The applicant is requesting the following exception request: *Exception to waive 5' of landscape parkway along Dyer Street.* Currently, there is only a 6' sidewalk within the parkway and no landscape parkway. Staff recommends approval of Zimmerly subdivision on a major combination basis.

Carlos Jimenez, with CAD Consulting, concurred with staff's comments.

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Pickett, and carried to **APPROVE SUSU17-00081.**

AYES: Commissioner, Benitez, Pickett, Uribe, and Livingston

NAYS: Commissioner Bonart

ABSTAIN: N/A

ABSENT: Commissioner Brannon, Muñoz, and Madrid

NOT PRESENT FOR THE VOTE: N/A

Motion passed. (4 to 1)

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PUBLIC HEARING Resubdivision Combination:

5. **SUSU17-00072:** Singh Addition Second Section Replat A – All of Lot 140 Singh Addition Second Section, City of El Paso, El Paso County, Texas
- Location: North of Americas and West of Alameda
- Existing Zoning: R-4 (Residential)
- Property Owner: Christian Alderete
- Representative: CAD Consulting Company
- District: 6
- Staff Contact: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov
- POSTPONED FROM OCTOBER 5, AND OCTOBER 19, 2017**

***ACTION:** Motion made by Commissioner Uribe, seconded by Commissioner Bonart, and unanimously carried to **DELETE SUSU17-00072.**

Motion passed.

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6. **SUSU17-00079:** Sunrise Acres No. 2 Replat D – Being a Replat of Lots 1 and 2, Block 1, Replat C of Sunrise Acres Subdivision No. 2, City of El Paso, El Paso County, Texas
- Location: South of Hercules & East of Dyer
- Existing Zoning: R-4 (Residential)
- Property Owner: Francisca Morales, Jesus A Morales, and Pedro Morales
- Representative: Daniel Ibarra
- District: 2
- Staff Contact: Jovani Francia, (915)212-1613, franciajx@elpasotexas.gov

Jovani Francia, Planner, gave a presentation and noted that the applicant proposes to subdivide .9979 acres of land into four residential lots. Access to the subdivision is proposed from Atlas Avenue and Mount Latona Drive. This subdivision is being reviewed under the current subdivision code. Staff did not receive any phone calls inquiring about the application and proposed project. Staff recommends approval of Sunrise Acres No. 2 Replat D on a resubdivision combination.

Jesus Ibarra, representing the applicant, concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Pickett, seconded by Commissioner Benitez, and unanimously carried to **APPROVE SUSU17-00079.**

Motion passed.

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7. **SUSU17-00082:** Montana Commons – Being a Portion of Section 28 and 33, Block 79, Township 2, Texas and Pacific Railway Company Surveys, and being a Replat of Block 1, Lots 1, 2, 3 & 4, El Cruzero, City of El Paso, El Paso County, Texas
- Location: North of Montana & East of Purple Heart
Existing Zoning: C-4 (Commercial)
Property Owner: Justice Road Exchange LLC
J Cesar Viramontes
Representative: SLI Engineering Inc.
District: 5
Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

***ACTION:** Motion made by Commissioner Uribe, seconded by Commissioner Bonart, and unanimously carried to **POSTPONE SUSU17-00082 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 30, 2017.**

Motion passed.

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PUBLIC HEARING Comprehensive Plan Amendment

8. **PLCP17-00001:** Comprehensive Plan Amendment
- Location: 538 Ivey
Zoning: R-F (Ranch-Farm)
Request: Modify Future Land Use designation from O-3, Agriculture, to G-3, Post-War
- Existing Use: Vacant Metal Structure
Proposed Use: Commercial Equipment Repair
Property Owners: Pierre and Norma Hernandez
Representative: Enrique Ayala, CAD Consulting
District: 6
Staff Contact: Harrison Plourde, (915) 212-1584, plourdeht@elpasotexas.gov

***ACTION:** Motion made by Commissioner Uribe, seconded by Commissioner Bonart, and unanimously carried to **POSTPONE PLCP17-00001 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 16, 2017.**

Motion passed.

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PUBLIC HEARING Rezoning Applications:

9. **PZRZ16-00035:**
- Parcel 1: Tract 11B(2.389 ac), Block 2, Ysleta Grant, City of El Paso, El Paso County
Parcel 2: Tract 10D (2.0785 ac) and Tract 12B (3.935 ac) (6.0315 ac), Block 2, Ysleta Grant, City of El Paso, El Paso County
Parcel 3: Tract 10A (0.3981 ac), Block 2, Ysleta Grant, City of El Paso, El Paso County
Parcel 4: Tract 12A (3.292 ac), Block 2, Ysleta Grant, City of El Paso, El Paso County
Parcel 5: Tracts 10A, 10B, 10B2C, 10D, 12A, and 12B, Block 2, Ysleta Grant, City of El Paso, El Paso County
- Location: 538 Ivey
Zoning: R-F (Ranch Farm)

Request: Rezone from R-F (Ranch Farm) to C-3 (Commercial)
Existing Use: Vacant Metal Structure
Proposed Use: Commercial Equipment Repair
Property Owner: Pierre and Norma Hernandez
Representative: Enrique Ayala, CAD Consulting
District: 6
Staff Contact: Anne Antonini, 915-212-1814, antoniniam@elpasotexas.gov

***ACTION:** Motion made by Commissioner Uribe, seconded by Commissioner Bonart, and unanimously carried to **POSTPONE PZRZ16-00035 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 16, 2017.**

Motion passed.

10. **PZRZ17-00023:** Lots 13, 14, and 15, Block 4, Collins Worth Subdivision Supplemental Map, an Addition to the City of El Paso, El Paso County, Texas
Location: 6110 Alameda Ave.
Zoning: C-4 (Commercial) & R-4 (Residential)
Request: From R-4 (Residential) to C-4 (Commercial)
Existing Use: Recycling collection facility, large
Proposed Use: Automobile sales, service, storage, and rental
Property Owner: Armando & Juan Olivas
Representative: Arcon Pro Design & Construction LLC
District: 3
Staff Contact: Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov

Adriana Martinez, Planner, gave a presentation and noted that the property owner is requesting a rezoning from R-4 (Residential) to C-4 (Commercial) to accommodate a proposed automobile sales, service storage and rental use. The current use of the property is storage, automobile, sales, and a recycling facility. The proposed development is in compliance with the landscaping ordinance. A landscape buffer is shown to the south, as well as an existing unimproved 1' alley to the west of the property adjacent to the existing residential development. Access to the subject property is from Alameda Avenue. Staff received one phone call in opposition to the rezoning request, due to the noise level. Staff recommends approval of rezoning the subject property from R-4 (Residential) to C-4 (Commercial).

Carlos Fragozo, representing the owner, concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Pickett, seconded by Commissioner Uribe, and unanimously carried to **APPROVE PZRZ17-00023.**

Motion passed.

PUBLIC HEARING Detailed Site Development Plan Application:

11. **PZRZ15-00040:** Tracts 15C and 15D, Block 16, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 600 Hampton Rd.
Zoning: R-F (Ranch-Farm)
Request: From R-F (Ranch-Farm) to S-D (Special Development)
Existing Use: Single-family Dwelling
Proposed Use: Other retail establishment (low-volume)
Property Owner: Lino Carrera
Representative: Carlos Jimenez; Jorge Castro
District: 7
Staff Contact: Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov

PUBLIC HEARING Zoning Condition Release Application:

12. **PZCR15-00007:** Tract 14A, Block 16, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 475 Yarbrough Dr.
Zoning: S-D/c (Special Development/condition)
Request: Release of all conditions imposed by the rezoning of the property
Existing Use: Vacant
Proposed Use: Other retail establishment (low-volume)
Property Owner: Lino Carrera
Representative: Carlos Jimenez; Jorge Castro
District: 7
Staff Contact: Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Pickett, seconded by Commissioner Benitez, and unanimously carried to **HEAR PZRZ15-00040 AND PZCR15-00007 TOGETHER.**

Motion passed.

Adriana Martinez, Planner, presented both items 11 and 12 together. She noted that these are a condition release, rezoning, and detailed site development plan applications. These are two separate parcels. The property is currently zoned R-F (Ranch Farm) and SD (Special Development) and both parcels combined are a total of 0.40 acres in size. Ordinance No. 011071, approved by City Council on July 21, 1992, rezoned 475 Yarbrough to S-D (Special Development) and imposed the following conditions: *Prohibiting the use of the property as a restaurant; bar; retail shop unrelated to a barbershop or beauty parlor; and automotive service uses.* The applicant is requesting to release all these conditions imposed by the ordinance mentioned and is also proposing to rezone 600 Hampton Road from R-F (Ranch-Farm) to S-D (Special Development) to combine both lots. The property has two different access points and the main entrance will be from Yarbrough Drive. Staff received several calls inquiring about the condition release and the rezoning. Staff recommends approval of the condition release, the rezoning, and the detailed site development plan.

Carlos Jimenez, with CAD Consulting, concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request.

The following members from the public commented:

- Eddie Raudillo spoke in opposition to the rezoning request expressing that his main concern is flooding of this street.
- Julie Hawkins reiterated what Mr. Raudillo said and also expressed her opposition to the rezoning request.

Mr. Jimenez noted that they are building a new pond that will help with the flooding issue addressed by the Mr. Raudillo.

ACTION: Motion made by Commissioner Pickett, seconded by Commissioner Benitez, and unanimously carried to **APPROVE PZRZ15-00040 AND PZCR15-00007.**

Motion passed.

PUBLIC HEARING Special Permit Application:

13. **PZST17-00034:** A portion of Tracts 13, 13A, & 14, Section 32, Block 79, Township 2, T&P Ry Co Surveys, City of El Paso, El Paso County, Texas
- Location: 12000 Montana Avenue
Zoning: M-2 (Heavy Manufacturing) and R-3 (Residential)
Request: Special Permit to allow a new Personal Wireless Service Facility (PWSF) in R-3 (Residential) zone district
- Existing Use: Automotive wrecking yard
Proposed Use: Ground-mounted PWSF
Property Owner: Mega U Pull LLC
Representative: Capital Telecom Holdings LLC
District: 5
Staff Contact: Andrew Salloum, 915-212-1603, salloumam@elpasotexas.gov

Anne Antonini, Senior Planner, gave a presentation and noted that the applicant is requesting a special permit to allow for the placement of a new ground-mounted personal wireless service facility in the R-3 (Residential) zone district. The site plan shows a 1,600 square foot lease area for a 75 feet high structure with antennas and service equipment enclosure. The antennas and support structure will be camouflaged to resemble a pine tree, while the equipment will be screened with a wooden fence at the edge of the property adjacent to a driveway. The new tower is also providing space for collocation in the future. The proposed PWSF meets all setback and height requirements for location in an R-3 (Residential) district. The applicant opted to request a landscape buyout as permitted by the landscaping ordinance for PWSF facilities. There are no other PWSF facilities within one-half mile of the subject property. Staff did not receive any communication in support or opposition to the special permit request and has also not received any adverse comments from any of the reviewing departments. Staff recommends approval of the special permit request for a personal wireless service facility within the R-3 (Residential) zone district.

Bev Francis gave a power point presentation and concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Benitez, and unanimously carried to **APPROVE PZST17-00034.**

Motion passed.

Other Business:

14. Discussion on City Plan Commission Bylaws Article VI Ethics – Communications between members of the City Plan Commission and applicants, appellants, and persons appearing in opposition to items before the Commission. Contact: Chairman Madrid

Omar De La Cruz, Assistant City Attorney, noted that Commissioner Madrid had requested that this item be placed on the agenda. Mr. De La Cruz read Article VI, Section 4, of the City Plan Commission Bylaws into the record. He noted that all members are required to comply with these regulations and that it is a violation of the bylaws to discuss any item that's before the commission outside this chamber. He noted that the bylaws clearly state that if the commission has any questions, they can reach out to city staff. If the commission feels they are not getting enough information from what's required in the code, then they should request to amend the code.

NO ACTION WAS TAKEN.

15. Planning Report:
Election of Chair and Vice-Chair

1ST MOTION:

***ACTION:** Motion made by Commissioner Uribe, seconded by Commissioner Bonart, and unanimously carried to **MOVE THE PLANNING REPORT TO THE FOREFRONT OF THE AGENDA.**

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner Pickett, seconded by Commissioner Benitez, and unanimously carried to **NOMINATE COMMISSIONER LIVINGSTON AS CHAIR.**

Motion passed.

3RD MOTION:

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Benitez, and unanimously carried to **NOMINATE COMMISSIONER PICKETT AS VICE-CHAIR.**

Motion passed.

ADJOURNMENT:

Motion made by Commissioner Bonart, seconded by Commissioner Uribe, and unanimously carried to adjourn this meeting at 2:55 p.m.

Approved as to form:

Alex Hoffman, City Plan Commission Executive Secretary